



2021

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1916	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99881005
Adj \$ / SQ:	397.776
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510400
Depreciation:	94934
Depreciated Total:	415466

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	393.80	
Special Features:	0	Val/Su Net:	363.20	
Final Total:	415500	Val/Su SzAd	363.20	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,144	397.780	455,056	
Net Sketched Area:		1,144	Total:	455,056	
Size Ad	1144	Gross Are	1144	FinArea	1144

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
66						
66						
44						

IMAGE

AssessPro Patriot Properties, Inc

